Parking Standards in Neighboring Jurisdictions

❖ **District of Columbia**

Existing:
• **Parking minimums**
Required parking ratio varies between 1.0 space/unit to 0.25space/unit in different zones

	Min.
Multi-family	1/unit to 0.25/unit depending on the zone
Affordable Housing	No different than market rate

Proposed:
• **By-right 50% reduction for sites located close to transit for any use:**
  - .5 mile from a metro station, or
  - .25 mile from a streetcar line or WMATA bus route <u>identified as part of the Priority Corridor Network</u>.

• **Parking Requirements:**
  - Downtown: remove minimum parking requirement in the expanded downtown for any use.
  - Multi-family residential: standardize minimum parking requirement at 1 space for every 3 dwelling units more than 4 units.

• **Transportation Demand Management (TDM) guidelines**
  - Examining mitigating TDM measures for proposals providing significantly more than the required amount of parking
  - Further reduction by special exception subject to TDM measures
    o <u>Carshare spaces</u>: will be required where 50 or more parking spaces are built. Carshare spaces can count towards meeting minimums.
    o <u>Shared parking</u>: will be allowed between sites and uses. The Office of Planning is drafting text to include carshare provisions in its new zoning ordinance

• **Unbundling:** not codified to count towards parking requirements but all developers unbundle the price of parking

❖ **Arlington County**

Existing Countywide Requirements:
• **Parking Minimums**
  - One and one-eighth parking spaces shall be provided for each of the first 200 dwelling units (inclusive of visitor parking) in any structure, and one space for each additional dwelling unit above 200.

	Countywide	Special Districts (Columbia Pike)
Multi-family	1.125/unit for the first 200 units plus 1.0/unit for each additional unit	1.0/unit
Affordable Housing	0.825/unit	

• **Transportation Demand Management (TDM)**
  - Codified but cannot be counted towards parking requirements
  - Parking reduction is allowed on a case by case basis if the development provides a robust TDM/TMP
    o Shared Parking: not codified but a shared parking plan can justify a parking reduction on a case by case basis
    o Carshare spaces: not codified but can count towards meeting minimums on a case by case basis.

• **Unbundling**
  - Not codified to count towards parking requirements but most developers unbundle the cost of parking

Colombia Pike District Requirements:
  - Sites that are over 20,000 square feet in land area and located within .75 mile of each other may provide shared parking through an agreement
  - Up to 100 percent of all required parking may be provided offsite if the subject parking spaces are located within .25 mile radius of the site.
  - Reduced parking ratio: If an applicant provides at least 1 percent more Affordable Housing in excess of the minimum required quantity, the applicant may reduce the minimum parking ratio for all Affordable Housing units within the project from 1.125 spaces per unit to 0.825 spaces per unit, which includes 0.7 space per unit and 0.125 shared space per unit.

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❖ **Montgomery County**

<u>Existing Requirements</u>
• **Parking Minimums and Parking Maximums**

	Parking Districts		**Other locations**
Multi-family	Min.	Max.	Min.
Efficiency	.5sp./ Unit	1.0 sp./ Unit	1.0 sp./ Unit
1 bd	.5 sp./ Unit	1.25 sp./ Unit	1.25 sp./ Unit
2 bd	.75 sp./ Unit	1.5 sp./ Unit	1.5 sp./ Unit
3 bd	1.0 sp./ Unit	2.0 sp./ Unit	2.0 sp./ Unit
Affordable Housing	Parking for all multi-unit moderately-priced dwelling units (MPDU's) may be reduced by 50% from the baseline rate for the specific unit type.		

• Transportation Demand Management (TDM)
  - Codified and can be counted towards parking requirements
    o <u>Shared Parking</u>: codified and can be counted towards parking requirements under certain circumstances:
      ▪ The ordinance allows for shared parking when any land or building is under the same ownership or under a joint use agreement and is used for 2 or more purposes.
      ▪ The uses being served by the shared parking arrangement must be within a 500 feet walking distance of the shared parking facility.
      ▪ The applicant should provide a shared parking study
      ▪ Uses providing shared parking must have either mutually exclusive or compatibly overlapping normal hours of operation.
      ▪ The applicable review body will determine whether hours of operation are compatibly overlapping.

    o <u>Carshare spaces</u>: codified and can count towards meeting minimums. Preferential location of one carshare space may be substituted for three required parking spaces for residential uses. Carshare parking spaces are not counted against the parking maximum.

• **Unbundling**
  - Codified: Where residential parking space is unbundled the minimum parking requirement is reduced to 0.8 spaces per dwelling unit.